

Item # 29

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** BELLA FORESTA SUBDIVISION FINAL PLAT

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Rebecca Hammock <sup>RH</sup> **EXT.** 7438

**Agenda Date** 01/11/05 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Bella Foresta Subdivision located south of W SR 46 on the west side of Lake Markham Road adjacent to Lake Sylvan Estates in Sections 26-27, Township 19 South, Range 29 East.

District 5-Carey (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

The applicant, Windsor Oaks, LLC., is requesting final plat approval for a 54 lot single family residential subdivision. The project site is 98 +/- acres in size; eleven (11) acres of which is buildable.

The subject property is zoned A-1 (Agriculture) and RC-1 (Country Homes). The minimum lot size for the subdivision is 1 acre. The proposed subdivision complies with the development standards for both the A-1 and the RC-1 zoning districts.

The project site is located within the Wekiva River Protection Area (WRPA) and will therefore preserve fifty percent (50%) of the trees located in the developable area on site.

The proposed subdivision will be served by Seminole County water and sewer. Reclaimed water is also available to the site and will be utilized by the subdivision. The internal subdivision road will be private and owned and maintained by the Home Owner's Association.

Reviewed by: \_\_\_\_\_  
Co Atty: CR  
DFS: \_\_\_\_\_  
Other: JS  
DCM: at  
CM: AB  
File No. cpdd01

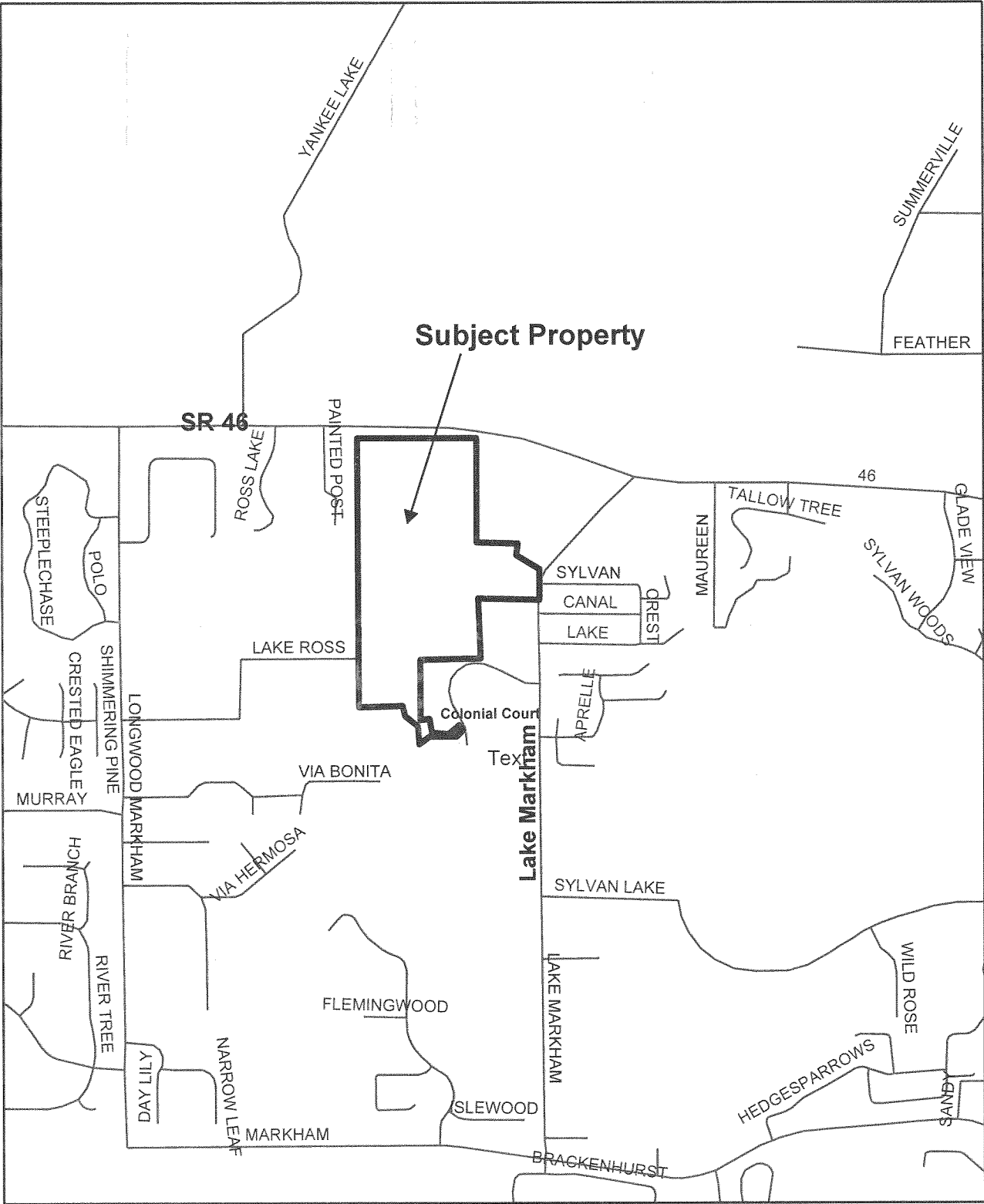
Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The applicant has posted a performance bond in compliance with SCLDC 35.44(e)(1) to guarantee all infrastructure improvements.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for the Bella Foresta Subdivision.

District: 5-Brenda Carey  
Attachments: Location Map  
Reduced Copy of Plat

# LOCATION MAP



***Bella Foresta  
Final Plat***

**BELLA FORESTA**  
LYING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

**Legal Description**

COMMENCING at the Northeast Corner of Section 27, Township 19 South, Range 29 East, Seminole County, Florida, thence run S.00°00'38"E., along the East Line of the Northeast ¼ of said Section 27, a distance of 165.38 feet to a point on the South Right-of-way Line of State Road 46 and the POINT OF BEGINNING; thence continue S.00°00'38"E., along said East Line of the Northeast ¼, a distance of 2486.24 feet to the Southeast Corner of said Northeast ¼ of Section 27; thence run N.89°44'33"W., along the North Line of the Southeast ¼ of said Section 27, a distance of 663.44 feet to the Northwest Corner of the Northeast ¼ of the Northeast ¼ of said Southeast ¼ of Section 27; thence run S.00°05'34"W., along the West Line of said Northeast ¼ of the Northeast ¼ of the Southeast ¼, a distance of 562.22 feet to the Southwest Corner of said Northeast ¼ of the Northeast ¼ of the Southeast ¼; thence run S.89°36'10"E., along the South Line of said Northeast ¼ of the Northeast ¼ of the Southeast ¼, a distance of 100.00 feet; thence run S.00°05'34"W., 150.00 feet; thence run S.89°36'10"E., 231.51 feet to a point on the West Line of Lot 7, COLONIAL ESTATES, according to the plat thereof as recorded in Plat Book 19, Page 98, of the Public Records of Seminole County, Florida; thence run N.52°13'11"E., 156.69 feet to a point on the East Line of said Lot 7, said point also being on the West Right-of-way Line of Colonial Court and on a curve concave Westerly, having a radius of 311.12 feet and a chord bearing of S.20°56'09"E.; thence run Southerly, along the arc of said curve, 68.05 feet through a central angle of 12°31'54" to a point; thence run S.52°13'11"W., 110.97 feet; thence run N.89°36'10"W., 296.02 feet; thence run S.59°21'40"W., 111.62 feet to a point on the West Line of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ of said Section 27; thence run N.00°05'34"E., along the said West Line of the Southeast ¼ of the Northeast ¼ of the Southeast ¼, a distance of 122.64 feet; thence run N.46°03'17"W., 252.38 feet; thence run N.00°05'34"E., 97.00 feet; thence run N.89°54'26"W., 481.78 feet to a point on the West Line of the Northeast ¼ of the Southeast ¼ of said Section 27; thence run N.00°07'52"E., along said West Line of the Northeast ¼ of the Southeast ¼, a distance of 512.19 feet to the Southwest Corner of the East ½ of the Northeast ¼ of said Section 27; thence run N.00°05'10"E., along said West Line of the East ½ of the Northeast ¼, a distance of 2521.37 feet to a point on the South Right-of-way Line of State Road 46; thence run S.89°43'26"E., along said South Right-of-way Line, 888.62 feet to the Point of Curvature of a curve concave Southerly and having a radius of 2732.79 feet; thence run Easterly, along the arc of said curve, 436.03 feet through a central angle of 09°08'30" to the Point of Beginning. Said parcel contains 86.0172 acres, more or less.

**NOTES:**

- 1) The purpose of the utility easements shown hereon is as follows: installation and maintenance of, but not limited to, sanitary sewers, water lines, gas lines, power lines, telephone lines, and cablevision lines.
- 2) The purpose of the drainage easements shown is as follows: installation and maintenance of storm sewers and drainage swales.
- 3) The purpose of Tracts 'A', 'B', and 'C' shown hereon is for the construction and maintenance of a storm water retention pond. Said Tracts are to be owned and maintained by the BELLA FORESTA Community Association, Inc. Tract 'C' is also reserved for emergency ingress and egress.
- 4) The purpose of Tract 'D' shown hereon is for ingress, egress and utilities. Said Tract is to be owned and maintained by the BELLA FORESTA Community Association, Inc.
- 5) The purpose of Tract 'G' is to be "Open Space" and said Tract is to be owned and maintained by the BELLA FORESTA Community Association, Inc.
- 6) The purpose of Tract 'F' is to remain in its' natural state. A conservation easement over said Tract 'F' has been deeded to Seminole County. Said deed is recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Seminole County, Florida. However, said Tract is to be owned by the BELLA FORESTA Community Association, Inc.
- 7) The purpose of Tract 'E' is for the location and maintenance of a sanitary sewer Lift Station. This Tract is to be owned and maintained by Seminole County, Florida.
- 8) Vehicular Access Rights to State Road No. 46 for Lots 47 through 54 are hereby dedicated to Seminole County, Florida.
- 9) **NOTICE:** See Seminole County Development Order # \_\_\_\_\_, recorded in the Public Records of Seminole County for contingencies as to public facility capacity encumbrance or reservation and other information.
- 10) **NOTICE:** This plat, as recorded in its' graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of This County.

**SURVEYOR'S NOTES:**

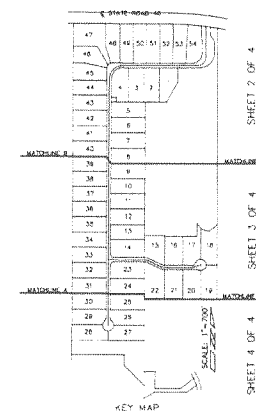
- 1) Bearings shown hereon are true based on Seminole County GPS Stations 263 and 265.
- 2) - indicates Permanent Reference Monument set (4"x4" concrete monument stamped P.R.M. # 3382)
- 3) - indicates Permanent Control Point set (nail & cap stamped P.C.P. #3382)
- 4) - indicates ¼" iron rod and cap #3382.
- 5) - indicates Florida East Zone State Plane Coordinates as shown on sheets 2, 3, and 4 of 4.
- 6) State Plane Coordinates shown hereon are based on Seminole County GPS Stations 0263 and 0265.
- 7) Dimensions shown hereon are expressed in feet and decimals thereof.

**LEGEND:**

D = delta  
R = radius  
L = length  
P.C. = Point of Curvature  
P.T. = Point of Tangency  
P.I. = Point of Intersection  
R.P. = Radius Point

PREPARED BY:  
R. BLAIR KITNER - P.S.M. No. 3382  
2597 Sanford Avenue - Sanford, Florida 32773  
407-322-2000

SHEET 1 OF 4



PLAT  
BOOK

PAGE

**DEDICATION  
BELLA FORESTA**

THIS IS TO CERTIFY that the undersigned, BRADFORD DEVELOPMENT CORPORATION, a Florida Corporation, hereafter referred to as "Owner", is the lawful owner of the lands described hereon and that it has caused the lands described hereon to be surveyed and this plat, entitled BELLA FORESTA, is hereby adopted as the true and correct plat of said lands.

Tracts "A", "B", and "C" retention area; Tract "D" private roadways; Tract "F" conservation area and Tract "G" open space; are all common property under the Declaration of Covenants and Restrictions for BELLA FORESTA and shall be owned and maintained by the BELLA FORESTA Community Association, Inc. (i) Wall, landscape and Access easements are dedicated to the BELLA FORESTA Community Association, Inc. for management of common subdivision walls and landscaping; (ii) all of the streets and sidewalk easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads. The utility, access, drainage and conservation easements shown hereon as well as a non-exclusive drainage, road and utility easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida, said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, and it does hereby grant to the present and future owners of adjacent lands within BELLA FORESTA, and their guests, invitees and domestic help, and to delivery pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, representative of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Regardless of the preceding provisions, the Lawful Owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Lawful Owner, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. Tract "E", Lift Station shall be owned and maintained by Seminole County.

IN WITNESS WHEREOF, has caused these presents to be signed and witnessed by the officer named below on this \_\_\_\_ day of \_\_\_\_\_, 2005.

BRADFORD DEVELOPMENT CORPORATION

WADE BRADFORD, President

SIGNED AND SEALED IN THE PRESENCE OF:

CORPORATE SEAL

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

State of Florida, County of Seminole

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2005, before me, personally appeared WADE BRADFORD, president of BRADFORD DEVELOPMENT CORPORATION, a Florida Corporation, who is personally known to me to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer duly authorized; that the official seal of said corporation is duly affixed thereto; and that said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

This plat was prepared under my direction and supervision and complies with all of the requirements of Chapter 177 of the Florida Statutes.

22 October, 2004

R. BLAIR KITNER - P.S.M. No. 3382  
2597 Sanford Avenue - Sanford, Florida 32773  
407-322-2000

**CERTIFICATE OF REVIEW**

This plat has been reviewed for conformity with Chapter 177 of the Florida Statutes.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
STEVE L. WESSELS, PLS  
Registration Number: 4589  
County Surveyor for Seminole County, Florida

**CERTIFICATE OF APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS**

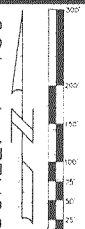
THIS IS TO CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2005, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board \_\_\_\_\_ Attest  
**CERTIFICATE OF CLERK OF THE CIRCUIT COURT**

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record this \_\_\_\_ day of \_\_\_\_\_, 2005. FILE NO. \_\_\_\_\_

BY: \_\_\_\_\_  
Marianne Morse, Clerk of the Court in and for Seminole County, Florida.

SCALE: 1"=100'



# BELLA FORESTA

LYING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

Legal Description

PLAT  
BOOK

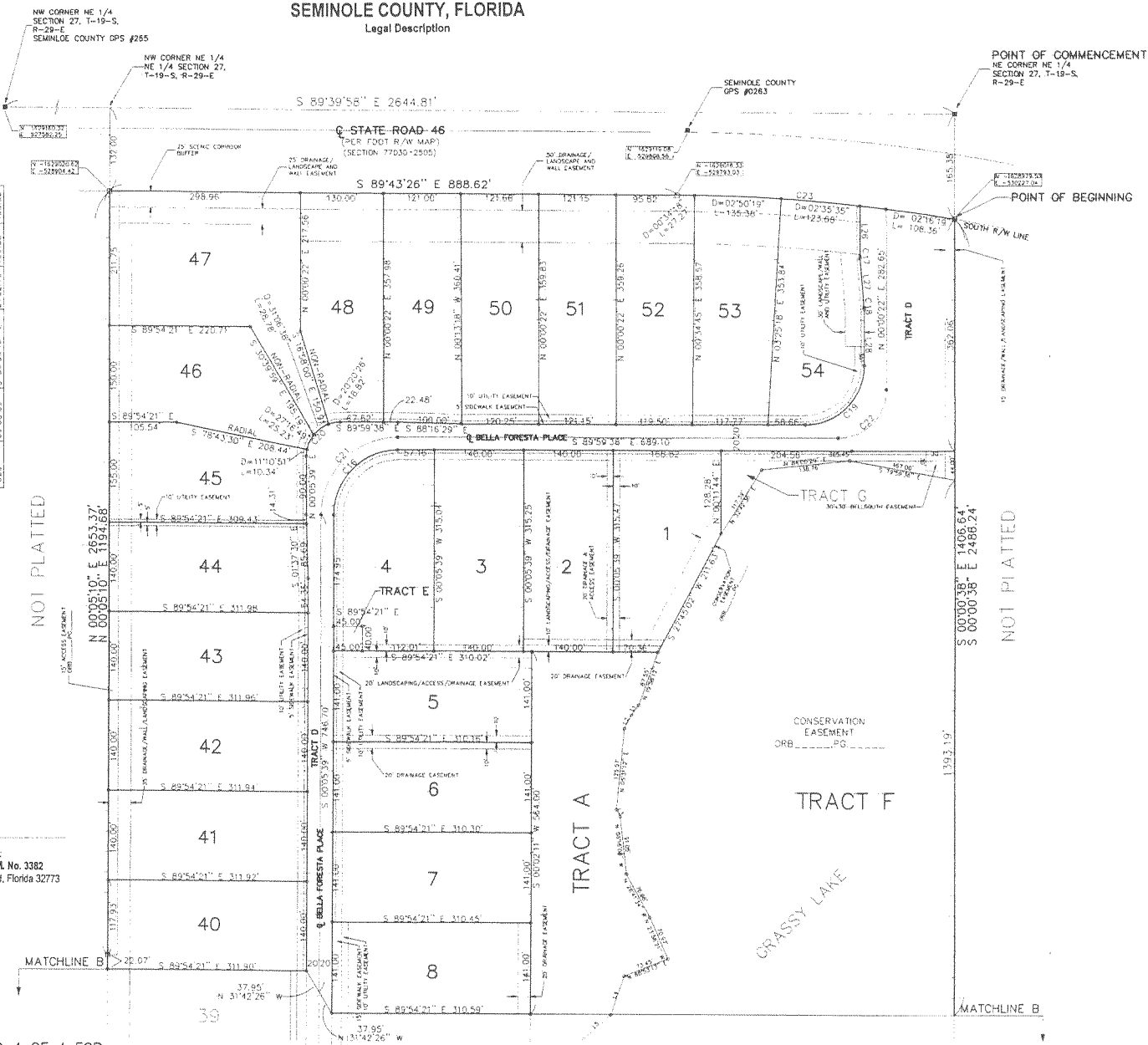
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NUMBER	DELTA	CURVED BEARING	RADIUS	LENGTH	CURVED
C16	89°54'44"		150.00	156.93	
C17	04°16'38"		56.00	4.18	
C18	04°22'47"		42.00	3.21	
C19	90°07'05"		92.00	144.54	
C20	89°54'44"		53.00	83.77	
C21	45°03'05"		15.00	16.56	
C22	89°00'00"		25.00	117.81	
C23	09°08'39"		27.32	143.03	

NUMBER	DIRECTION	DISTANCE
L1	S 32°44'35" W	19.70
L2	S 27°40'51" W	23.71
L3	S 28°34'28" W	12.53
L4	S 19°02'50" W	82.93
L26	S 00°09'59" E	77.96
L27	S 07°23'24" E	92.93
L28	N 02°09'43" W	86.40

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SEE SHEET 1 AND 4 OF 4 FOR  
NOTES AND LEGEND





# BELLA FORESTA

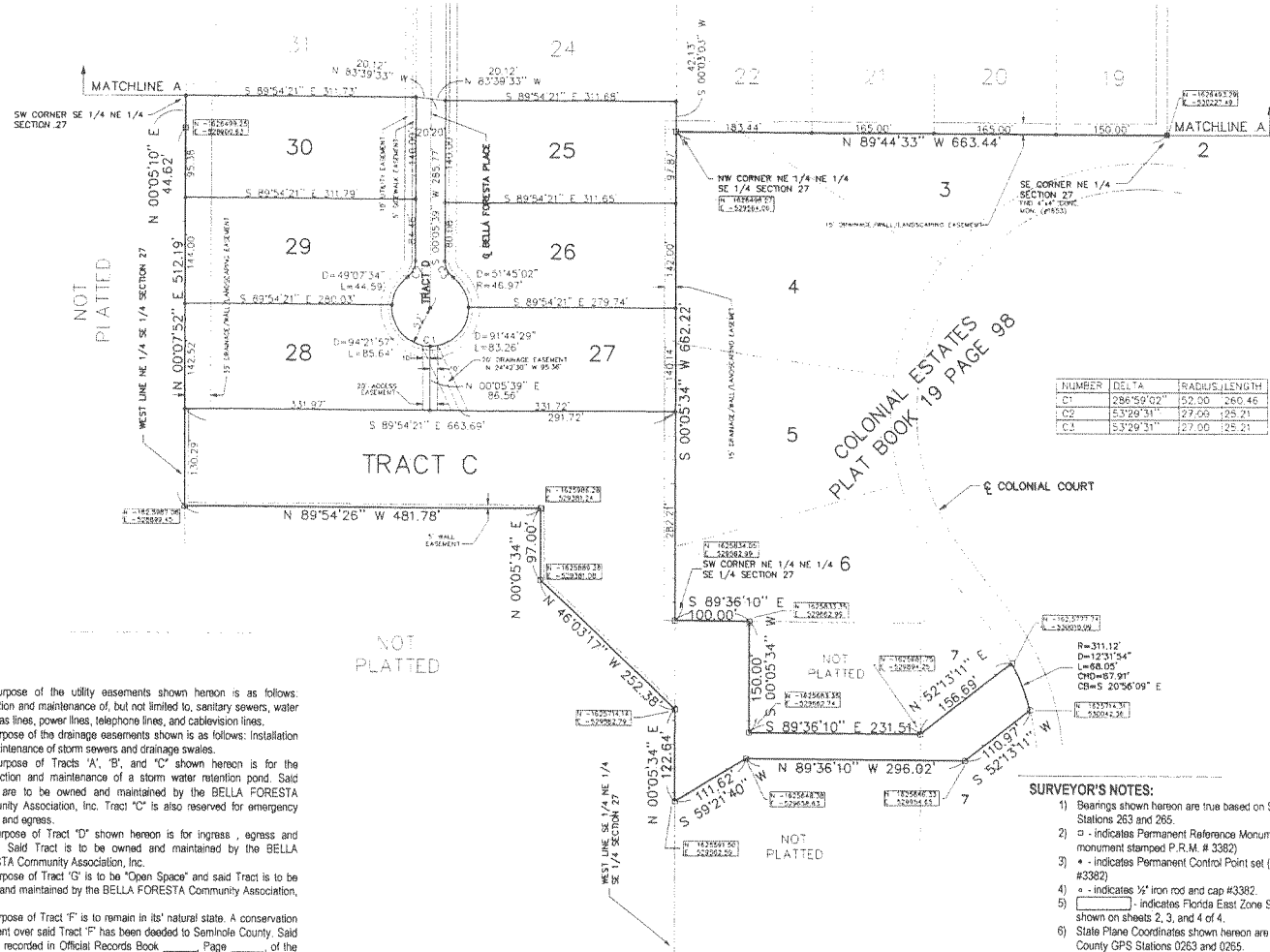
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SCALE: 1"=100'



NUMBER	DELTA	RADIUS	LENGTH
C1	286°59'02"	52.00	260.46
C2	53°29'31"	27.00	125.21
C3	53°29'31"	27.00	125.21

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